

ORDINANCE NO. 1476 - A

AN ORDINANCE ADOPTING THE "UNIFORM BUILDING CODE," 1988 EDITION, AND THE SECONDARY CODE REFERRED TO THEREIN, NAMELY THE "UNIFORM BUILDING CODE STANDARDS," 1988 WHICH CODES REGULATE THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, USE AND OCCUPANCY, LOCATION AND MAINTENANCE OF BUILDINGS OR STRUCTURES IN THE CITY OF LODI, PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR, PROVIDING PENALTIES FOR THE VIOLATIONS THEREOF; REPEALING SECTIONS 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070, AND 15.04.080 INCLUSIVE OF THE CODE OF THE CITY OF LODI, AND ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the City Council of the City of Lodi did on the 17th day of January, 1990 read the title of the above entitled ordinance and did thereupon schedule a public hearing thereon for February 7, 1990 at the hour of 7:30 o'clock p.m. of said day in the Council Chambers of the City Hall, Lodi, California, in accordance with the provisions of Section 50022.1 et seq. of the Government Code; and

WHEREAS, notice of the hearing was published twice in a newspaper of general circulation in accordance with the provisions of Section 50022.3 of the Government Code as appears by the Affidavit of Publication on file therein; and

WHEREAS, at the time set for hearing no protests were received by the City Council;

NOW THEREFORE the City Council of the City of Lodi does ordain as follows:

Section 1. Sections 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070, and 15.04.080 of the Code of the City of Lodi are hereby repealed and the same are superseded and replaced by new Sections 15.04.010, 15.04.020, 15.04.030, 15.04.040, 15.04.050, 15.04.060, 15.04.070 and 15.04.080 to read as hereinafter set forth.

Section 2. There is hereby adopted a new Section 5-1 of the Code of the City of Lodi to read in full as follows:

Sec. 15.04.010. Adoption. The provisions set forth in the "Uniform Building Code," 1988 Edition, and set forth in the "Uniform Building Code Standards," 1988 Edition, together with appendix Chapters 1, 7, 32, 35, 49, 51, 55, 57 and 70 thereto, are hereby adopted as the Building Code of the City of Lodi. The Building Code of the City of Lodi shall apply to all matters pertaining to the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Lodi, California; the issuance of building permits and the

collection of fees therefor; and the enforcement of the rules and regulations as set forth in said "Uniform Building Code," 1988 Edition and the provisions of the "Uniform Building Code Standards" 1988 Edition. and appendixes thereto.

Section 3. There is hereby adopted a new Section 15.04.020 of the Code of the City of Lodi to read in full as follows:

Revisions, additions and deletions. The revisions, additions and deletions to the code adopted by the preceding section, where are hereby approved by the City Council as exceptions are as follows:

Sec. 15.04.020

UBC CHAPTER 1: Sec. 104(e). Add section--

"No person shall move or cause to be moved any building or structure within the incorporated area of the City of Lodi without first obtaining a moving permit from the Chief Building Inspector. Any such building or structure not fully meeting the requirements of the Building Code shall be repaired or remodeled in conformity with the provisions of this code either at the time of moving or after reaching its destination. In the event that the repair or remodel cannot be done before moving, the owner of the building or structure may, for the purpose of obtaining the moving permit, file with the Building Department a corporate surety bond or cash in an amount equal to the sum of the repair or remodel, said amount as estimated by the Chief Building Inspector; said bond guaranteeing that the repairs or remodel shall be completed within six months from the time of moving. In the event the remodel or repairs have not been completed in the specified time, the Chief Building Inspector shall initiate steps to complete repairs or remodel and apply costs against the forfeited bond.

"Notwithstanding the provisions of this section of the code, if in the opinion of the Chief Building Inspector the building or structure is not suitable for the purposes proposed and/or structurally does not conform to the minimum requirements of this ordinance, a moving permit can be refused.

"A written notice of appeals may be filed as per the allowed time limits for a hearing before the board of appeals of the City of Lodi as per Section 204 of the Building Code of the City of Lodi."

Section 4. There is hereby adopted a new Section 15.04.030 of the Code of the City of Lodi to read as follows:

Section 15.04.030

UBC CHAPTER 2: Sec. 201. Change to read:

"There is hereby established in the City of Lodi a Building Division of the Community Development Department which shall be under the jurisdiction of the Chief Building Inspector designated by the appointing authority, and whenever in this Code reference is made to 'Building

Official' it shall mean the Chief Building Inspector of the City of Lodi or his authorized representative."

Section 5. There is hereby adopted a new Section 15.04.040 of the Code of the City of Lodi to read as follows:

Section 15.04.040

UBC CHAPTER 2: Sec. 204(a) Change to read:

"In order to determine the suitability of alternate materials and types construction and to provide for reasonable interpretations of this code, the City Council shall sit as a board of appeals. The Chief Building Inspector shall be an ex-officio member and shall act a-secretary of the board. Three members present shall constitute a quorum and no act of the board shall be valid unless a majority of the full board shall concur therein.

"The board of appeals shall adopt reasonable rules and regulations for conducting a meeting and investigations and shall render a decision and findings in duplicate. A copy will go to the Chief Building Inspector with the other copy to the applicant."

Section 6. There is hereby adopted a new Section 15.04.050 of the Code of the City of Lodi to read in full as follows:

Section 15.04.050

UBC CHAPTER 3: Sec. 304 Sub. (a). Change paragraph 1 to read:

"Building Permit Fees. A fee for each building permit required by this Code shall be paid to the City of Lodi as set forth in Table No. 3-A. Fees shall be paid prior to permit issuance.

TABLE NO. 3-A

<u>TOTAL VALUATION</u>	<u>FEES</u>
\$1.00 to \$500	\$15.00
\$501 to \$2,000	\$15.00 for the first \$500 plus \$2.00 each additional \$100.00 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$45.00 for the first \$2,000 plus \$9.00 for each additional thousand or fraction thereof to and including \$25,000.
\$25,001 to \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional thousand or fraction thereof, to and including \$50,000.

\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional thousand, or fraction thereof, to and including \$100,000.
\$100,001 to \$1,000,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional thousand or fraction thereof.
\$1,000,000 and up	\$4,136.00 for the first \$1,000,000 plus \$2.50 for each additional thousand or fraction thereof.

OTHER INSPECTION FEES AND REFUNDS:

1. Inspections outside of normal business hours.. .. \$40.00 per hour  
(Minimum charge = one hour)
2. Reinspection fee assessed under provision of  
Section 305 (g) ..... \$30.00 each
3. Inspection for which **no** fee is specifically  
indicated..... \$30.00 per hour
4. Additional plan review required by changes,  
additions or revisions to approved plans ..... \$30.00 per hour  
(Minimum charge = one-half hour)
5. Special inspections required by owners, real estate  
agencies, or loan agencies to determine compliance  
to the Building Code in effect at the time of  
construction:  

One hour minimum charge.....	\$40.00
Each additional hour.....	\$30.00
6. Refunds on all permits shall be subject to a \$35.00 administrative  
processing fee.

Section 7. There is hereby adopted a **new** Section 15.04.060 of  
the Code of the City of Lodi to read as follows:

Section 15.04.060

UBC CHAPTER 5: Sec. 504.

Table No. 5A - Wall and Opening Protection of Occupancies Based on  
Location of Property - change to read:

"Group A, B, E, H, and I Occupancies: Fire Resistance of Exterior  
Walls.

"Exterior walls of 11 One-hour, 11-N and Type V construction shall be of four-hour fire-resistive construction when they are closer than five feet (5') to the property line with no openings permitted."

Section 8. There is hereby adopted a new Section 15.04.070 of the Code of the City of Lodi to read as follows:

Section 15.04.070

UBC CHAPTER 25: sec. 2516 (c) 2. Underfloor Clearance. Change to read:

"No portion of any wood framing member shall be closer than 18 inches to the underfloor soil grade unless such member is treated wood.

"Exception: Posts supporting wood floors may be not closer than six inches (6") to underfloor soil."

Section 9. There is hereby adopted a new Section 15.04.060 of the Code of the City of Lodi to read as follows:


Section 15.04.080

UBC CHAPTER 29: Sec. 2907 (a). Add a second paragraph:


"Concrete or masonry shall not be poured or set against wood, such as exterior porch, patio slab or concrete steps; the foundation height shall be increased sufficiently to insure concrete to concrete contact and any substitute shall have the specific approval of the Chief Building Inspector."

Section 10. This ordinance shall be published one time in the "Lodi News Sentinel," a newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days after its passage.

Approved this 21st Day of February

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Alice M. Reimche  
City Clerk

State of California  
County of San Joaquin, ss

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1476 - A was introduced at a regular meeting of the City Council of the City of Lodi held February 7, 1990 and was thereafter passed, adopted and ordered to print at an adjourned regular meeting of said Council held February 21, 1990 by the following vote:

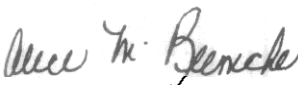
Ayes : Council Members - Hinchman, Olson, Pinkerton, Reid and Snider  
(Mayor)

Noes : Council Members - None


Absent: Council Members - None

Abstain: Council Members - None

I further certify that Ordinance No. 1476 - A was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law.

  
Alice M. Reimche  
City Clerk

Approved as to Form:

  
Bobby W. McNatt  
City Attorney